Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

72 Hendy Street, Corio Vic 3214

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$490,000		&		\$539,000			
Median sale pr	rice							
Median price	\$520,000	Pro	operty Type	Ηοι	ISE		Suburb	Corio
Period - From	01/01/2022	to	31/03/2022		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	13 Cranbourne Dr CORIO 3214	\$550,000	18/05/2022
2	61 Colorado Dr CORIO 3214	\$510,000	18/03/2022
3	1 Grevillea Av CORIO 3214	\$490,000	16/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

22/06/2022 09:26



72 Hendy Street, Corio Vic 3214

Harcourts





Property Type: House Land Size: 557 sqm approx Agent Comments Nick De Stefano 5278 7011 0431 230 124 nick.destefano@harcourts.com.au

> Indicative Selling Price \$490,000 - \$539,000 Median House Price March quarter 2022: \$520,000

Comparable Properties



13 Cranbourne Dr CORIO 3214 (REI)



Price: \$550,000 Method: Private Sale Date: 18/05/2022 Property Type: House Land Size: 527 sqm approx Agent Comments



Price: \$510,000 Method: Sale Date: 18/03/2022 Property Type: House (Res)

Land Size: 579 sqm approx

- 3

61 Colorado Dr CORIO 3214 (VG)

6 -



1 Grevillea Av CORIO 3214 (REI)



Agent Comments

Agent Comments

Price: \$490,000 Method: Private Sale Date: 16/06/2022 Property Type: House Land Size: 645 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



property data .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.